Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Design and Historic Review Commission of the City of Yuma and to the general public on that the Design and Historic Review Commission will hold a meeting open to the public on May 12, 2021 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:

Design and Historic Review Commission Agenda

City Hall Council Chambers
One City Plaza
Wednesday, May 12, 2021, 4:00 p.m.

Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meetings of the City of Yuma Design and Historic Review Commission will be conducted remotely through technological means.

City Hall Council Chambers will be open with limited public access.

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER

APPROVAL OF MINUTES

April 28, 2021

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-34825-2021:** This is a request by C. Kevin Eatherly, on behalf of Ron Pailliotet, to demolish the Drake Hotel, located at 29-39 W. 2nd street, in the Brinley Avenue Zoning District.

2. **DHRC-34909-2021;** This is a request by Carmela Sheik, to remodel the exterior of the existing home, located at 721 S. Orange Avenue, in the Century Heights Conservancy Residential Historic District.

AESTHETIC OVERLAY

None

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

None

COMMISSION DISCUSSION

1. "Side Trips": A short presentation on the smaller historic sites with a focus on a particular Location.

INFORMATION ITEMS

1. Staff

Administrative Approvals:

Historic District

None

Aesthetic Overlay
None

2. National Heritage Area
3. Commission
4. Public - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

Design and Historic Review Commission Meeting Minutes
April 28, 2021

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, April 28, 2021, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS present included Chairman Tom Rushin, Vice-Chairman Juan Leal-Rubio and Commissioners Amanda Coltman, William Moody and Sandra Anthony. Commissioners Chris Hamel and James Sheldahl were absent.

STAFF MEMBERS present included Alyssa Linville Assistant Director DCD; Robert Blevins, Principal Planner; Chad Brown, Associate Planner; Erika Peterson, Assistant Planner; Alejandro Marquez, Administrative Assistant and Lizbeth Sanchez, Administrative Assistant.

Chairman Rushin called the meeting to order at 4:00 p.m. and noted there was a quorum present. He then introduced and welcomed new commissioner Sandra Anthony.

APPROVAL OF MINUTES
April 14, 2021

Motion by Leal-Rubio, second by Coltman to APPROVE the minutes of April 14, 2021. Motion carried (5-0), with two absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION.

DHRC-34493-2021: *This is a request by Jan Bann Delarm to construct a rear addition consisting of a bedroom and bath for the property located at 540 S. Madison Avenue, in the Century Heights Conservancy Residential Historic District.*

Erika Peterson, Assistant Planner summarized the staff report, recommending **APPROVAL.**

QUESTIONS FOR STAFF
None

APPLICANT / APPLICANT'S REPRESENTATIVE
None

PUBLIC COMMENT
None

Motion by Moody, second by Coltman, to APPROVE Case Number DHRC-34493-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0) with two absent.

COMMISION DISCUSSION

1. "Side Trips": A short presentation on the smaller historic sites with a focus on a particular location.

Robert Blevins, Principal Planner summarized the "Side Trip" of Elvis Presley's home in Tupelo Mississippi.

QUESTIONS
NONE

INFORMATION ITEMS

Staff
None

Administrative Approvals
None

National Heritage Area
None

Commission
None

ADJOURNMENT

The meeting was adjourned at 4:11 p.m.

Minutes approved this _____ day of _____, 2021.

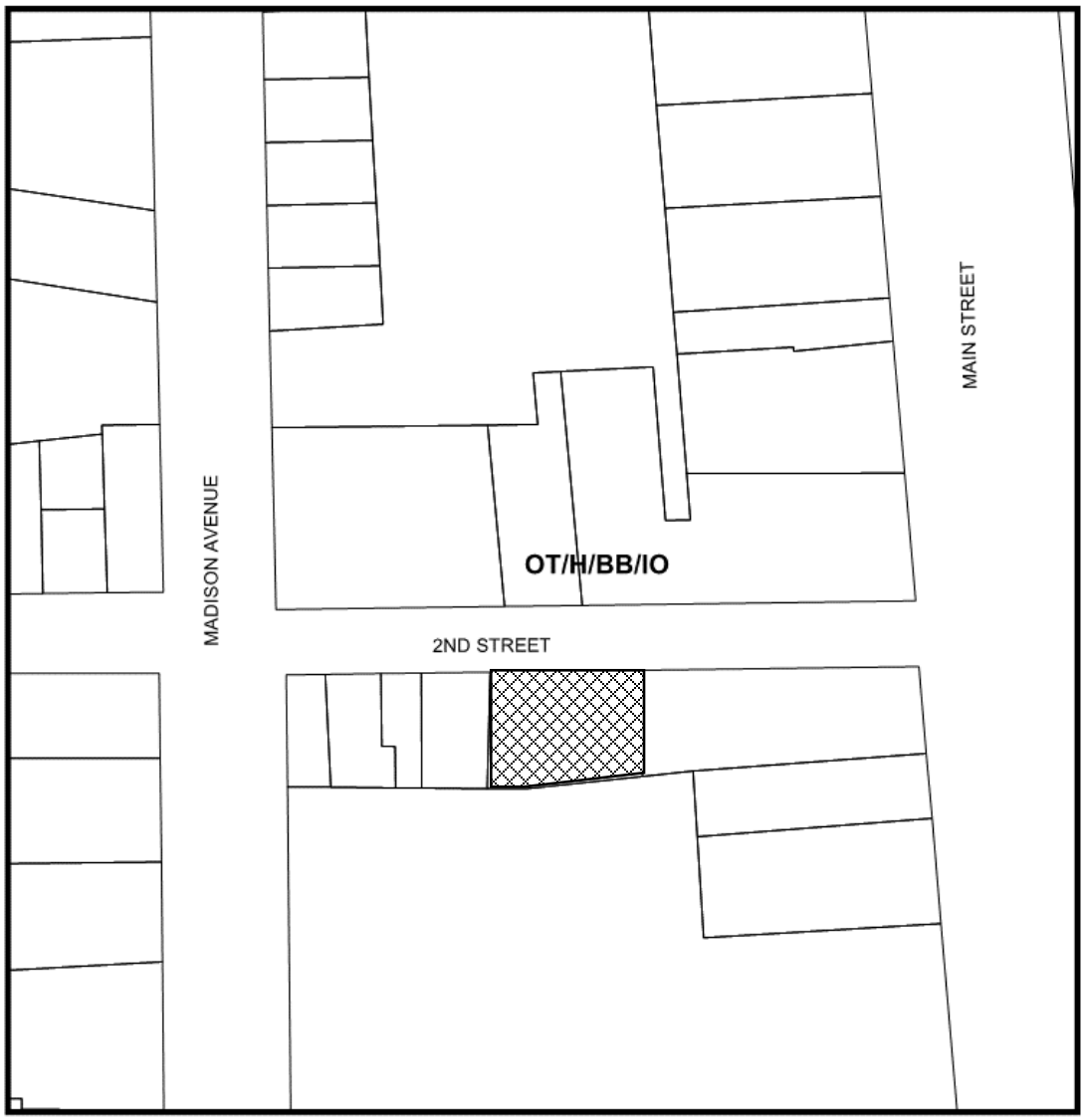
_____
Chairman

STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-34825-2021
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: May 12, 2021 **Case Number:** DHRC-34825-2021

Project Description/Location: This is a request by C. Kevin Eatherly, on behalf of Ron Pailliotet, to demolish the Drake Hotel, located at 29-39 W. 2nd street, in the Brinley Avenue Zoning District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Brinley Avenue Zoning District
Parcel Number:	633-44-101
Historic Listing Status:	Listed as part of District
Address:	29-39 W. 2nd Street
Property Owner: Property Owner's Agent	Ron Pailliotet C. Kevin Eatherly
Zoning of the Site:	Old Town/Historic/Bed & Breakfast/Infill Overlay (OT/H/BB/IO)
Existing Land Use(s) on the Site:	Drake Hotel (vacant)
Surrounding Zoning and Land Uses:	
❍ North:	OT/H/BB/IO; Jimmie D's Bar
❍ South:	OT/H/BB/IO; Public Parking
❍ East:	OT/H/BB/IO; Proposed Museum
❍ West	OT/H/BB/IO; Vacant Retail
Related Actions or Cases:	DHRC-1674-2021 (renovation)
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

This request is for the complete removal of the building with the exception of a side wall. A case may be presented in the future for the development of a replacement structure.

The applicant states:

Drake Property Narrative:
This is a request to demolish the Drake two story building located at 29 – 39 West 2nd Street within the Brinley Avenue Historic District. The owner Ronald Pailliotet and his agent C. Kevin Eatherly of Pilkington Construction are requesting permission to demolish the two story, concrete, and wood frame structure in its entirety with the exception of the east wall. The east wall is common to and part of the existing structure to the east of the Drake property.

The existing structure has been evaluated by Campbell Structural (see attached report) and Pilkington Construction. The evaluation recommends total replacement due to the lack of seismic resisting ductility.

Project Overview: New Drake Historic Hotel Property Owner/Developer proposes to build a new three or four-story Class A loft-style apartment building with 14 or 18 units with a shared roof-top deck for residents' use. Proposal is to demo the entire building except the shared east wall and build a new building to IBC standards. Project Development Team includes Architect Chris Thompson, Pilkington Construction, Property Owner is The Pailliotet Trust (Yuma Family) and Developer is Riparius Investment Company (Arizona-based C-Corporation).

Background: Property Owner/Developer purchased the Drake Hotel Building in 2020 with the intention to renovate the historic building and transition it to 12 Class A loft-style apartments. Following concrete column core samples and metal testing by

Campbell Structural Engineering, it's been determined the existing building structure is not suitable for renovation.

Development Team Comments: The intended Drake building design will blend red brick with the existing façade colors using stucco, brick veneer, glass, metal, and steel elements. The existing front faced windows and doors will be repurposed and the red brick currently concealed in the existing interior walls is planned to be re-used to bridge the historic structure and the new construction. Elements of the new third-story construction will be visible rising above the parapet of the existing façade. New balconies will be accessed through window openings. A copy of the original Drake Hotel sign will be replicated by a Yuma sign builder with "built in 1922 and re-built in 2022" and the Drake name.

Staff Analysis:

The building is known as the Drake Hotel, built 1921-1922. It is a two story structure of approximately 8,400 square feet. There are six first floor office/retail bays, with the third bay from the east containing a lobby and stairway access to the second floor, which was previously a hotel. Records show that there were several fires at the property in the late 1970's, which is the most recent period when the second floor rooms were rented. Presently, there are no first floor occupants.

Because of the building's placement at the front property line and its scale in relation to other buildings in the neighborhood, the Drake Hotel contributes to the character of the Brinley Avenue Historic District.

The **Brinley Avenue Historic District** consists of structures along Madison Avenue (formerly Brinley Avenue) from 1st Street to 3rd Street, and along 2nd Street from Main Street to 1st Avenue. The district connected Yuma's historic commercial center along Main Street with its government center on 2nd Avenue and was actively developed from 1900 to 1925. The district was added to the National Register of Historic Places in 1982, and is also included in the larger Yuma Crossing National Heritage Area. It was Yuma's first historic district. Being at a slightly higher elevation than Main Street, this area avoided much of the devastating flooding prior to changes in the Colorado River flow.

This historic district includes 10 structures that have been designated as "Significant" and 12 structures that have been designated as "Contributing". The entire district is treated as it were individually-listed when applying standards and preparing case analysis.

From the National Register of Historic Places Nomination Form (1980):

> Although the Brinley Avenue Historic District is among the smallest in Arizona, it is a unique area with a distinctive history; it is a readily identified entity; and it has a special value for its interpretive potential. These qualities have contributed to the informal local recognition of the district as Yuma's most historic area.
>
> During the 19th century development in this area was concentrated on the north-south axis. This two block long street was known informally as Brinley Avenue until 1876, when it was extended to the south and officially designated as Madison Avenue. C. H. Brinley was, in fact, one of several prominent citizens to build their homes on the street. Initially these were simple adobe structures, often with verandas, which were surrounded by gardens. They were, with few exceptions, built on the west side of the street facing the rest of the community. In 1877, tracks were laid down

Madison (Brinley) Avenue for the Southern Pacific Railroad. By the end of the century a few commercial and public buildings had also been added to the pattern. However, the predominant character of the street was still residential.

After the turn of the century, the district began to change in several significant ways. Landscaping became less dense; the adobe houses were remodeled or replaced; fences were erected on the front property line; and many more business buildings were erected. For one block west of Main Street, 2nd Street became a solid mass of commercial facilities.

Later, as development activity began on the mesa west of the district, 2nd Street was eventually extended to connect with 1st Avenue. Perhaps because of its function as a circulation link- this segment of 2nd Street developed with a mixture of land uses. However, the orientation of the building facades onto 2nd Street was retained for all the properties on the street except those facing Main Street. Second Street, therefore, became a denser form of development, even with the residences which were built on the upper end.

As a consequence of its unique origins and growth pattern the Brinley Avenue Historic District contains a wide range of building types, styles and periods of architecture. A total of 27 buildings are extant in the district. Twenty-two of the structures were built before 1930 and 9 of these pre-date the 20th century. Most of the remaining properties were built during the 1950s or early 1960s and are representative of building development in that period. Nearly three-fifths of the buildings are commercial; one third are residential; and the remainder are either industrial or semi-public institutions. Every phase of Yuma's commercial development is represented in the district in addition to a large number of 19th century adobe residences.

Fragmentary early records and newspaper articles indicate that some buildings had been built in the area during the 1860s. However, the first description of the area as a whole was not made until the early 1870s when Theo. F. White, a surveyor, was contracted to plat the City's official town site. It is clear from this reference that at the time of the White survey the district contained several adobe complexes in use as residences. One of these was owned and occupied by Charles H. Brinley, one of Yuma County's most active public servants during the 19th century. Between 1865 and 1900 Brinley was elected to numerous positions including Town Council, Territorial Assembly and County Board of Supervisors. In deference to his high social standing the road to the Brinley Residence was popularly referred to as Brinley Avenue; this was changed to Madison Avenue in 1876.

The arrival of the Southern Pacific in 1877 marked another change in the district. Because of its elevation relative to the rest of the settlement, Madison (Brinley) Avenue was selected for the initial location of the railroad route through Yuma. After the 1916, flood the tracks were moved to their current location atop the Gila River levee on the east side of town. However, for over four decades train traffic was an integral feature of the street.

Another distinguishing feature of Madison (Brinley) Avenue, especially during the 19th century, was its choice as a residential address by some of the most important of Yuma's citizenry. Included in this group were Isaac Polhamus (Yu207), David Neahr (Yu226) and E. F. Sanguinetti (Yu209). The homes of these pioneers were all situated on the west side of the street. Other properties, also situated on the west

side of the street, included the first Yuma County Courthouse, which is no longer extant; the Molina Block (Yu212) and the Popular Drug Store (Yu227). On the opposite side of the street, across the railroad tracks, there were a number of other significant properties, most of which were demolished by 1930. The most important of these properties were the residences of Abraham Frank, John Gandolfo and C. H. Brinley. With these few exceptions development on Madison (Brinley) Avenue has always been concentrated on the west side of the street.

The single most important change in the district took place when 2nd Street developed as a route up to the mesa top. During the 19th century- 2nd Street had been little more than a minor access street on the south side of the downtown area. By 1917, 2nd Street had become the most important commercial cross street in Yuma. This new function stemmed from a shift in the local economy toward agricultural development west and south of the original settlement. Increased agricultural production stimulated business activity which, in turn, expanded the commercial district down Main Street to 3rd Street and underpinned construction of new governmental and educational facilities up on the mesa.

Because it bisected the commercial strip on Main Street and ran directly into the middle of the new governmental center on 2nd Avenue, 2nd Street became the scene of active development during the first quarter of the 10th century. Noteworthy buildings erected on 2nd Street included the Sanguinetti General Mercantile (Yu201), the Gandolfo Annex (Yu228), and the Dorrington Block (Yu203). These large commercial structures were located between Main Street and Madison (Brinley) Avenue. To the west of Madison (Brinley) Avenue, the buildings on 2nd Street tended to be smaller and a mix of both commercial and residential types. Yet even in this section of the street there were visually prominent buildings erected. The Trautman Building (Yu223), Venegas Store (Yu220) and Napoleon House (Yu217) were all substantial projects.

Because of its function, first as a boundary and then as a transition zone, the Brinley Avenue Historic District has not been subject to intensive development pressures. Neither has it been ravaged by extensive flooding or fires. As a result- most of the district's historic buildings and settlement pattern are intact, or are at least recoverable. Madison (Brinley) Avenue, for example, is unified by the general practice of surrounding buildings with landscaping and/or walls which screen them from public view.

Second Street, on the other hand, derives its cohesiveness from a progressive reduction in massing away from Main Street while retaining a common facade orientation toward the 2nd Street right-of-way. As a whole the historic properties in the district have retained much of their original character in the form of details, massing, scale and siting. Where new buildings have been erected they have perpetuated this pattern both as representative examples of later building technologies and through respect of the pre-existing scale and siting practices of the area. The only intrusions are on the extreme perimeter of the district or are well off the streets.

Because of its timeline, integrity, and patterns in settlement- the Brinley Avenue Historic District may be one of the richest areas in the city with regard to archaeological potential.

The Secretary of the Interior's Standards:

Any addition or modification to a site or structure on this block of 2nd Street not only impacts the specific site, but also the integrity of this group of noteworthy structures. It is hoped the replacement will consider the importance of maintaining the integrity of this unique historic district. The Nomination Form discusses the cohesive building fronts on 2nd Avenue, and how new construction respects the existing siting and scale of this district. The Drake Hotel is not mentioned as significant on its own, yet its mass and style greatly contribute to the cohesive streetscape along 2nd Street.

Staff Recommendation:	Staff recommends **APPROVAL** of the request to demolish the Drake Hotel, located at 29-39 W. 2nd street, in the Brinley Avenue Zoning District., subject to the conditions outlined in Attachment A.
Suggested Motion:	Move to **APPROVE** DHRC-34825-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.
Effect of the Approval:	By approving the request, the Design and Historic Review Commission is authorizing the request by C. Kevin Eatherly, on behalf of Ron Pailliotet, to demolish the Drake Hotel, located at 29-39 W. 2nd street, in the Brinley Avenue Zoning District, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: 04/29/21

Final staff report delivered to applicant on: 05/04/21

[X] Applicant agreed with all of the conditions of approval on: 04/29/21
[ ] Applicant did not agree with the following conditions of approval: (list #'s)

Attachments:

A. Conditions of Approval
B. Site Plan
C. Structural Review Conclusions
D. Photos from Street Level
E. Aerial Photo

Prepared By: Robert M. Blevins, Principal Planner — Robert.Blevins@yumaaz.gov — **Date:** 4/29/21 — 928-373-5189

Approved By: Alyssa Linville, Assistant Director Community Development — **Date:** 04/29/2021

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department of Community Development Comments: Alyssa Linville, Assistant Director Community Development Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees, and regulations that are applicable to this action.

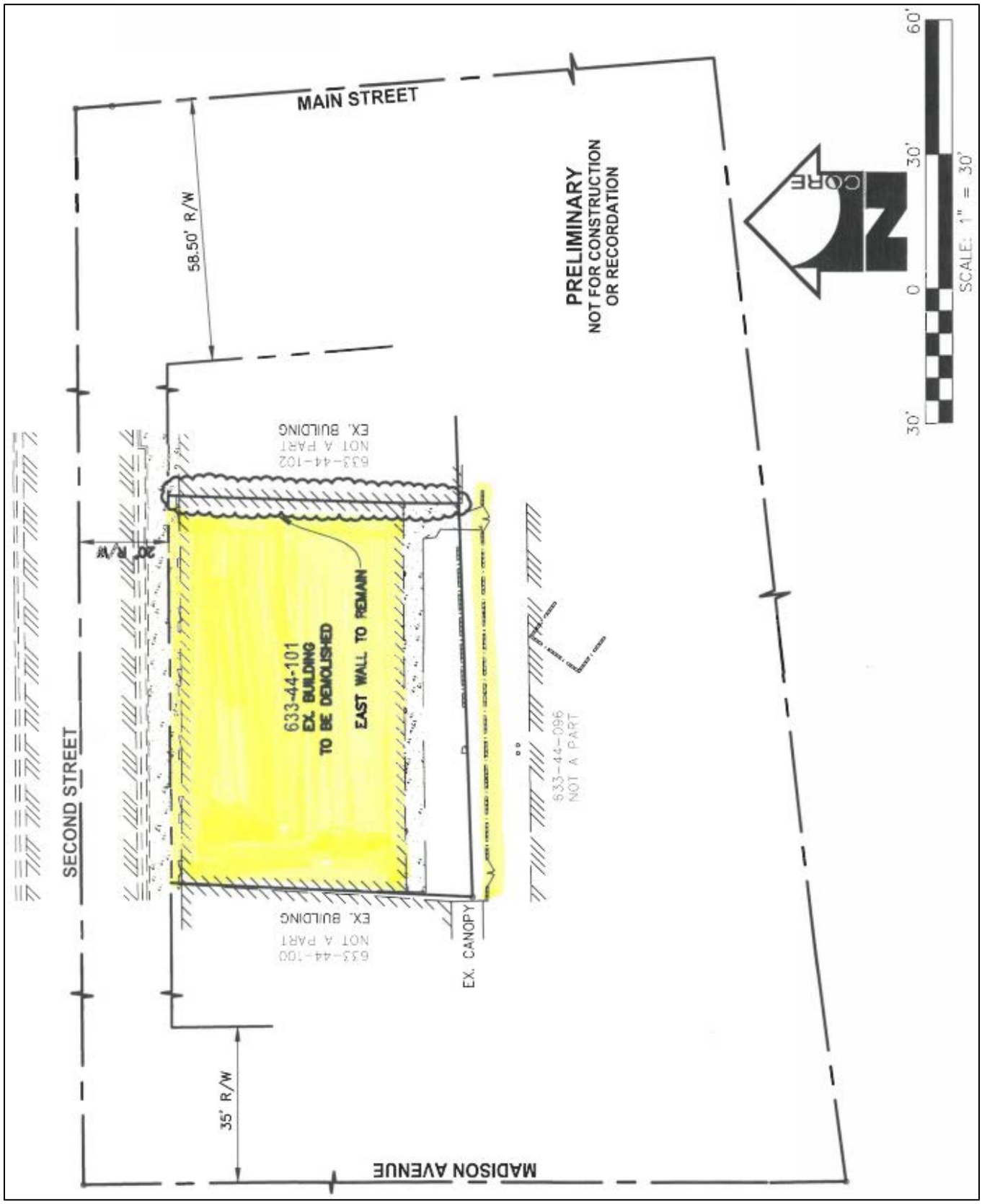
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Robert M. Blevins, Principal Planner **(928) 373-5189**

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
Site Plan



Discussion and Conclusions:

The current condition of the Drake Building requires structural strengthening, at a minimum, to 100% of the roof members due to fire damage and deficient capacity for the 14ft. joist spans. This level of work is defined as a substantial structural alteration according to the 2018 IEBC. Alteration level 3 with substantial structural alterations require the following structural strengthening:

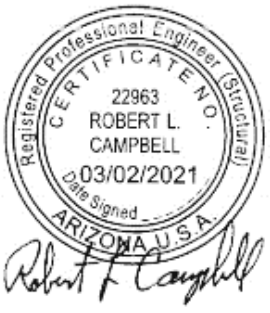
- The lateral load-resisting system shall satisfy the requirements of the 2018 International Building Code (IBC) utilizing the reduced seismic forces, which are 75% of the code specified forces.
- Concrete walls shall be anchored to the roof and floor diaphragms in accordance with the requirements of the 2018 IBC utilizing reduced seismic forces.

In summary:

- The existing concrete walls are under-reinforced, in poor condition, have a low compressive strength and do not meet the code required minimum area of reinforcing steel.
- The existing concrete beam stress cracks require strengthening or replacement.
- The cracked concrete walls require strengthening or replacement.
- Concrete columns require additional confinement reinforcing or replacement.
- Unreinforced brick masonry walls require strengthening or removal.
- Concrete walls require positive anchorage to the roof diaphragm and floor diaphragm.
- Roof structure requires strengthening along with the addition of plywood and diaphragm cross ties.
- Floor structure requires the addition of plywood and diaphragm cross ties.

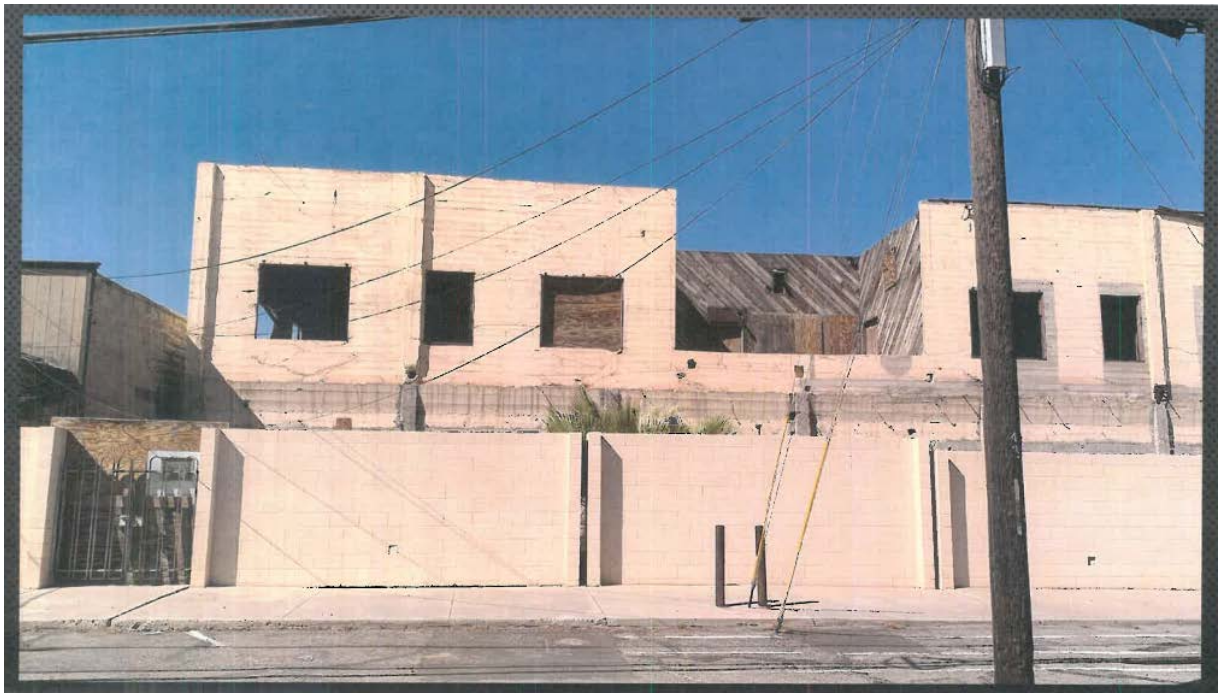
In light of the above summarized list of structural strengthening necessary to only maintain the same use and room layout of the building, it is our recommendation you consider total replacement of the roof, floor, foundation and walls, with the possible exception of the, 8" thick, east shared use wall. The relative difficulty strengthening existing concrete construction, roughly 100 years old, with low compressive strength and lack of seismic resisting ductility forms the basis of our recommendation. Unless circumstances other than structural considerations dictate keeping the existing structure, we highly recommend you consider replacing the building structure.

Sincerely,



Robert L. Campbell, P.E., S.E.

ATTACHMENT D
Photos from Street Level



ATTACHMENT E
Aerial Photo

MEMORANDUM

Department of Community Development/Planning

DATE: May 12, 2021

TO: Design and Historic Review Commission

FROM: Bob Blevins, Principal Planner

SUBJECT: DHRC-34825-2021 Drake Hotel Additional Info.

Attached is a copy of the March 2, 2021 letter from Campbell Structural including Appendix "A" with detailed photos of the building. Please review together with the staff report for this case.

The letter also included Appendix "B" and Appendix "C" which are the calculations and results of the structural investigation. Because of the size of these appendices, they were not included in your packet, but paper copies will be available at the DHRC meeting. If you wish electronic copies earlier, please contact City Staff and they will be emailed to you.

Robert L. Campbell Structural Engineer, P.C.

200 E. 16th Street, Suite 100
Yuma, AZ 85364
Phone: (928) 726-2646
Fax: (928) 726-2629

Robert L. Campbell, P.E., S.E.
Consulting Structural Engineer

e-mail: rob@campbellstructural.com

March 2, 2021

Ron Pailliotet, President
Riparius Investment Company

Re: Drake Building Structural Review
29 – 39 West 2nd Street
Yuma AZ

Dear Ron:

Scope/Statement of Purpose:

The intent of this report is to present the following informaiton:

- Observations during a building walk-through
- Concrete wall rebar scanning results.
- Review of applying the 2018 International Existing Building Code (IEBC) requirements to the proposed building use
- Review of concrete testing results
- Present the knowledge gained from previous projects related to this building
- Recommendations related to the concrete condition

This evaluation was initiated by *Riparius Investment Company.* The structural evaluation required investigatory site visits to the building which were made on January 5, 2021, February 27, 2021 and various times dating back to 2003 by Robert L. Campbell, P.E., S.E. of *Robert L. Campbell Structural Engineer, P.C.* (RCSE)

The scope of services for this report is limited to the following:

1. A non-destructive observation of the existing building to review areas which were exposed to view.
2. Review the 2018 IEBC requirements for the proposed use of the buildings.
3. Review the concrete test results and present findings from scanning the existing walls for reinforcing steel.
4. A presentation of our findings including the general structural condition of the building, structural recommendations and notable items from the IEBC requirements as they relate to the building's proposed use.

Limitations:

This report is limited to a structural review only. Issues such as building function, aesthetics, etc have not been addressed, nor have architectural, electrical, mechanical or plumbing items been reviewed.

It is noted that certain assumptions have been made regarding the existing conditions. Because some of these assumptions may not be verifiable without expending additional sums of money, or destroying otherwise adequate or serviceable portions of the building, it shall be clearly understood that the conclusions and recommendations made in this report are based solely on the available information and the accessible items observed. It is possible that additional deficiencies may exist which were not observed during our review. A complete structural analysis was not performed in preparation of this report.

There were no original building construction documents available for review in preparation of this report.

Definitions:

The following definitions for terms used in this report are taken from the 2018 IEBC.

- Alteration Level 1
    - Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using the materials, elements, equipment, or fixtures that serve the same purpose.
- Alteration Level 2
    - Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.
- Alteration Level 3
    - Level 3 alterations apply where the “Work Area” exceeds 50 percent of the building area.
- Substantial Structural Alteration
    - An alteration in which the gravity load-carrying structural elements altered within a 5-year period support more than 30 percent of the total floor and roof area of the building or structure. The areas to be counted toward the 30 percent shall include mezzanines, penthouses, and in-filled courts and shafts tributary to the altered structural elements.
- Work Area
    - That portion or portions of a building consisting of all reconfigured spaces as indicated on the construction documents. Work area excludes other portions of the building where incidental work entailed by the intended work must be performed and portions of the building where work not initially intended by the owner is specifically required by this code.

Description of Building:

The Drake Building is located within a zone of seismic activity. The 1 sec. and short-term seismic design acceleration (S_{DS} & S_{D1}) values correspond to buildings and structures in areas expected to experience moderate shaking to severe and destructive ground shaking but not located close to a major fault.

The existing building is a two-story structure, relatively rectangular in shape, with a gross plan area of approximately 4,350 sf at each floor. It is our understanding the building is nearly 100 years old. We are unaware of any geotechnical investigation reports previously prepared at this property.

- The roof construction consists of straight wood decking supported on 2x6 wood roof joists spaced 24" o.c. The roof joists span the east-west direction and are supported along the east and west exterior concrete walls along with five interior wood stud bearing walls, resulting in joist span lengths exceeding 14'-0". Most, but not all, of the interior wood stud bearing walls are located directly over concrete floor beams. Some second-story wood stud bearing walls are supported by the wood floor joist away from the concrete floor beams.

- The second-floor construction consists of straight wood decking supported on 2" x 11" wood joists spaced 16" o.c. The floor joists span the east-west direction and are supported along the east and west exterior concrete walls along with five interior concrete beam lines, resulting in joist span lengths just over 14'-0".

    - The second-floor concrete beam lines, spanning north-south, are supported on four concrete columns, one at each exterior wall and two interior locations.

- Exterior/perimeter walls, roughly 28ft. tall, are reinforced concrete walls. The north and south walls contain multiple window and door openings leaving narrow sections of wall between the openings. Wall thickness measurements indicate a mixture of 5 ½" thick and 8" thick walls. The reinforcing steel in the concrete walls consist of 3/8" square, archaic, reinforcing steel with deformations.

- Interior second-story bearing walls are 2x4 wood studs terminating at a double wood plate at the ceiling joist bearing line. The vertical distance between the ceiling joist and roof joist varies and is in the range of 3 ft. Numerous openings in these wood stud walls do not have lintels for supporting the roof land ceiling joist loads.

- Interior, north-south running first-story walls are typically, non-load bearing, unreinforced brick masonry walls approximately 3 5/8" thick, located directly below the concrete floor beams.

- The first-floor consists of a concrete slab on grade. The first-floor elevation is not consistent throughout the length of the building.

- The foundation system consists of concrete spread-type footings, with bearing depths in the range of 3ft. to 4ft. below finish floor elevation.

Observations:

Through the course of several years, RCSE has had the opportunity to perform observation site visits at the Drake Building. The following list is a summary of the numerous structural concerns observed during these site visits:

- The roof structure sustained structural fire damage in the past. Although a previous attempt to mitigate the structural damage due to the fire, some structural components still require repair.

- The existing 2x6 roof joist, spaced 24" o.c., spanning 14ft.+, are structurally overstressed supporting the vertical roof dead and live loads.

- Seismic anchorage of the wood roof and floor structure to the concrete walls is non-existent.

- Interior, unreinforced brick masonry walls exceed the unbraced height limitations presented in the 2018 IEBC, Appendix A, Table A110.2. According to Table A110.2, the allowable maximum height to thickness ratio of an unreinforced brick wall at the first story of a multi-story structure is 18. This allowable ratio times the wall thickness yields a maximum wall height equal to 5.4 ft. (18x3.625"/12=5.4'). The walls exceed 5.4 ft. in height.

- Vertical and diagonal cracks are observed on the face of the concrete floor beams randomly throughout the building. The location of these cracks leads to a concern the beams are lacking necessary shear reinforcing.

- Photographs of the deteriorating concrete columns along the north and south exterior walls show distances up to and greater than 12" o.c. between column reinforcing steel ties.

- The general condition of the concrete walls, columns and beams is poor. As photographs indicate, the following observed deficiencies exist: 1) numerous cracks due to reinforcing steel corrosion, 2) cracks due to shrinkage and building movement, 3) stress cracks in concrete beams and 3) aggregate voids in concrete placement.

- RCSE performed randomly located scans on the concrete walls using a Hilti Ferro-Scan. The purpose of these scans was for determining the frequency of reinforcing steel in the concrete walls. Locations and results of these scans are included in the appendix section of this report.

Concrete Test Results:

Geotechnical Testing Services obtained three concrete test specimens from the concrete walls by core drilling the wall. All three test specimens were obtained from the first-story of the south wall. Core sizes ranged in size from 2.48"ø x 5.055" long to 2.48"ø x 5.26" long. The compression testing resulted in crushing strengths of 3,180 psi, 2,130 psi and 2,990 psi. The *American Concrete Institute* ACI 214.4R-10, Guide to Evaluation of Strength Test Results of Concrete, presents two methods for determining the equivalent specified concrete strength using statistical formulas, which take into account specimen size, quantity of specimens, standard deviation, statistical average and results confidence. The resulting equivalent strength of the concrete, $f'_{c,eq}$ = 1,435 psi. The alternative method to determine the equivalent strength of the concrete results in $f'_{c,eq}$ = 2,184 psi. Both methods of determining the equivalent specified strength results in values well below 2,500 psi.

Hilti Ferro-Scan Results:

A total of 17 quick scans were recorded from random locations in the building. Scans running vertical and horizontal were performed at second-story and first-story walls. The scan results indicate a rather inconsistent spacing of reinforcing steel. Multiple wall location scans resulted in an approximate reinforcing steel spacing of 24" o.c. and greater. Reinforcing steel 3/8" square, spaced 24" o.c. in a 5 ½" thick wall, results in a ratio of steel area divided by gross concrete area equal to 0.0011. This ratio is well below the current code requirement of 0.0015 for vertical bars and 0.0025 for horizontal bars.

Discussion and Conclusions:

The current condition of the Drake Building requires structural strengthening, at a minimum, to 100% of the roof members due to fire damage and deficient capacity for the 14ft. joist spans. This level of work is defined as a substantial structural alteration according to the 2018 IEBC. Alteration level 3 with substantial structural alterations require the following structural strengthening:

- The lateral load-resisting system shall satisfy the requirements of the 2018 International Building Code (IBC) utilizing the reduced seismic forces, which are 75% of the code specified forces.

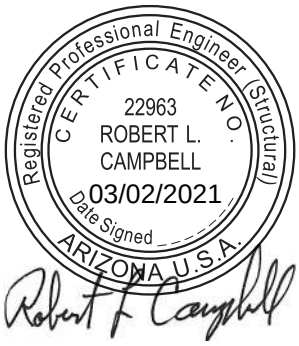
- Concrete walls shall be anchored to the roof and floor diaphragms in accordance with the requirements of the 2018 IBC utilizing reduced seismic forces.

In summary:

- The existing concrete walls are under-reinforced, in poor condition, have a low compressive strength and do not meet the code required minimum area of reinforcing steel.
- The existing concrete beam stress cracks require strengthening or replacement.
- The cracked concrete walls require strengthening or replacement.
- Concrete columns require additional confinement reinforcing or replacement.
- Unreinforced brick masonry walls require strengthening or removal.
- Concrete walls require positive anchorage to the roof diaphragm and floor diaphragm.
- Roof structure requires strengthening along with the addition of plywood and diaphragm cross ties.
- Floor structure requires the addition of plywood and diaphragm cross ties.

In light of the above summarized list of structural strengthening necessary to only maintain the same use and room layout of the building, it is our recommendation you consider total replacement of the roof, floor, foundation and walls, with the possible exception of the, 8" thick, east shared use wall. The relative difficulty strengthening existing concrete construction, roughly 100 years old, with low compressive strength and lack of seismic resisting ductility forms the basis of our recommendation. Unless circumstances other than structural considerations dictate keeping the existing structure, we highly recommend you consider replacing the building structure.

Sincerely,



Robert L. Campbell, P.E., S.E.

Enclosures: Photographs, Scan Results, Concrete Testing Results

Appendix 'A'
Photographs with Notations

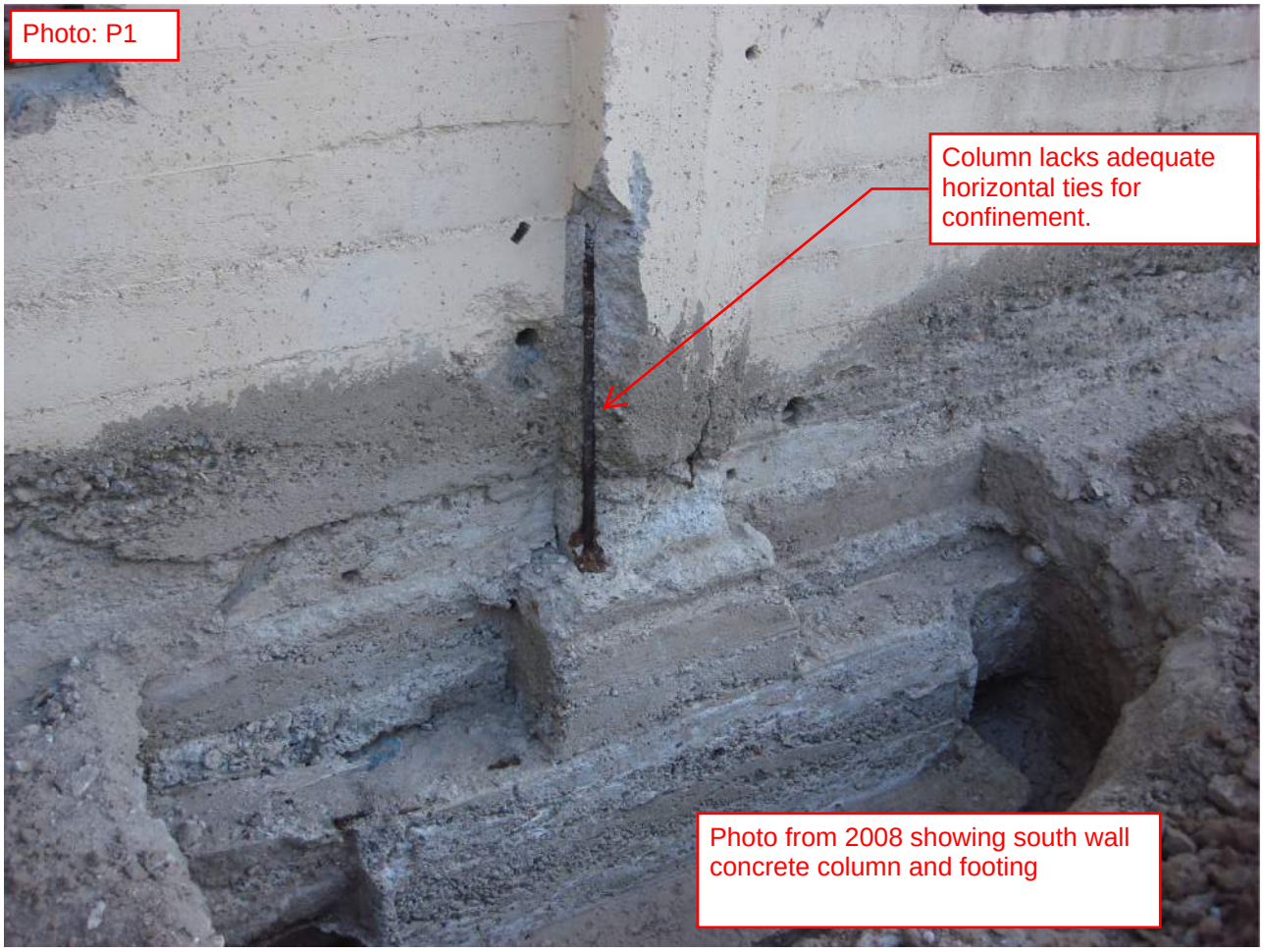


Photo: P1
Column lacks adequate horizontal ties for confinement.
Photo from 2008 showing south wall concrete column and footing


Photo: P2
Photo from 2008 showing south wall concrete column and footing

Photo: P3

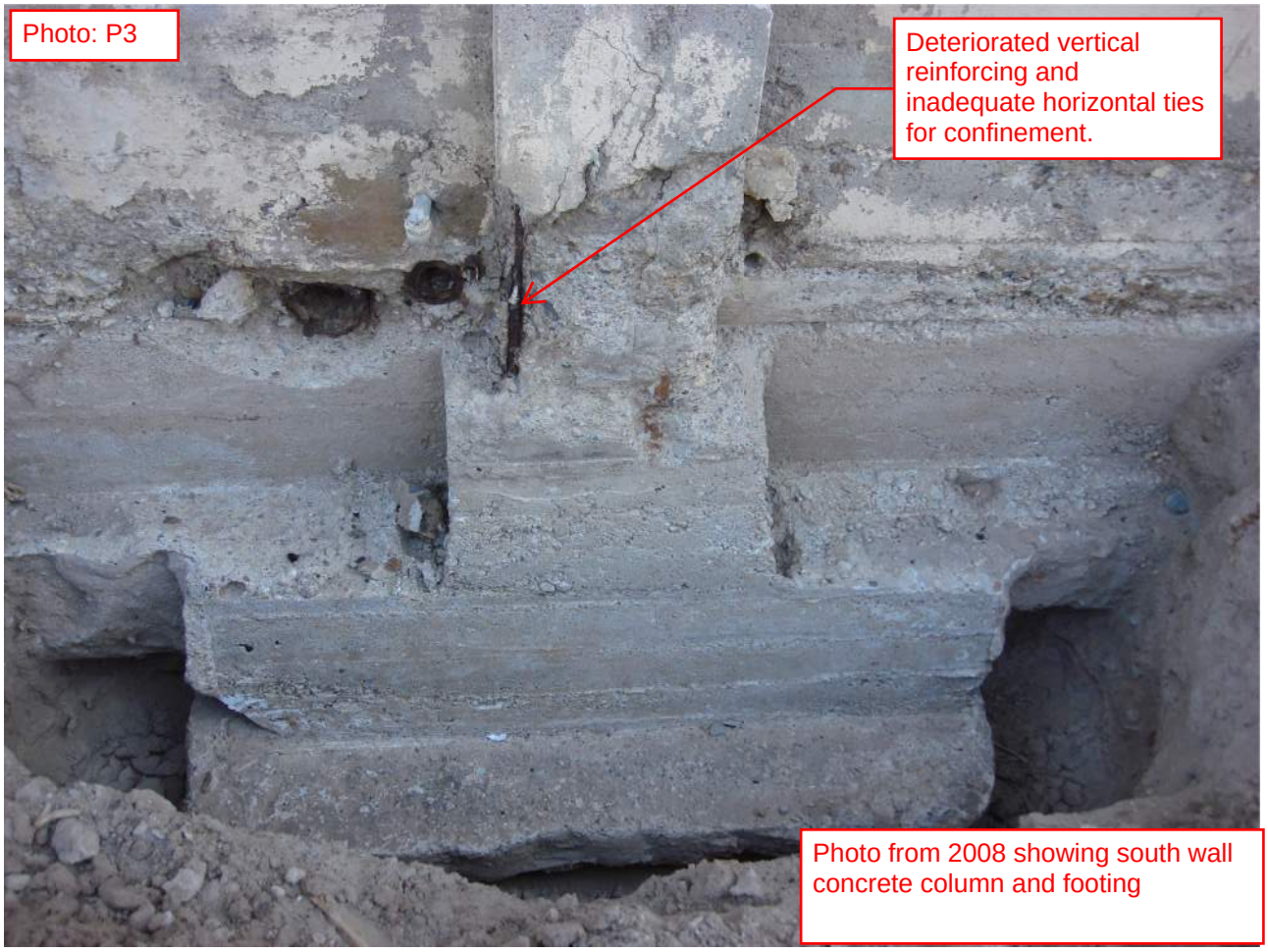


Photo from 2008 showing south wall concrete column and footing

Photo: P4

Photo from 2012 showing fire damage from the underside of the roof structure.

Photo: P5

Photo from 2012 South Wall Elevation, looking north-west.

Photo: P6

Photo from 2012 showing the base of a concrete column along the north wall.

Photo: P7

Photo from 2012 showing the base of a concrete column along the north wall.

Photo: P8

Photo from 2012 showing the base of a concrete column along the north wall.

Photo: P9

Photo from 2020 showing the east face of the east wall from the neighbor property roof top.

Photo: P10

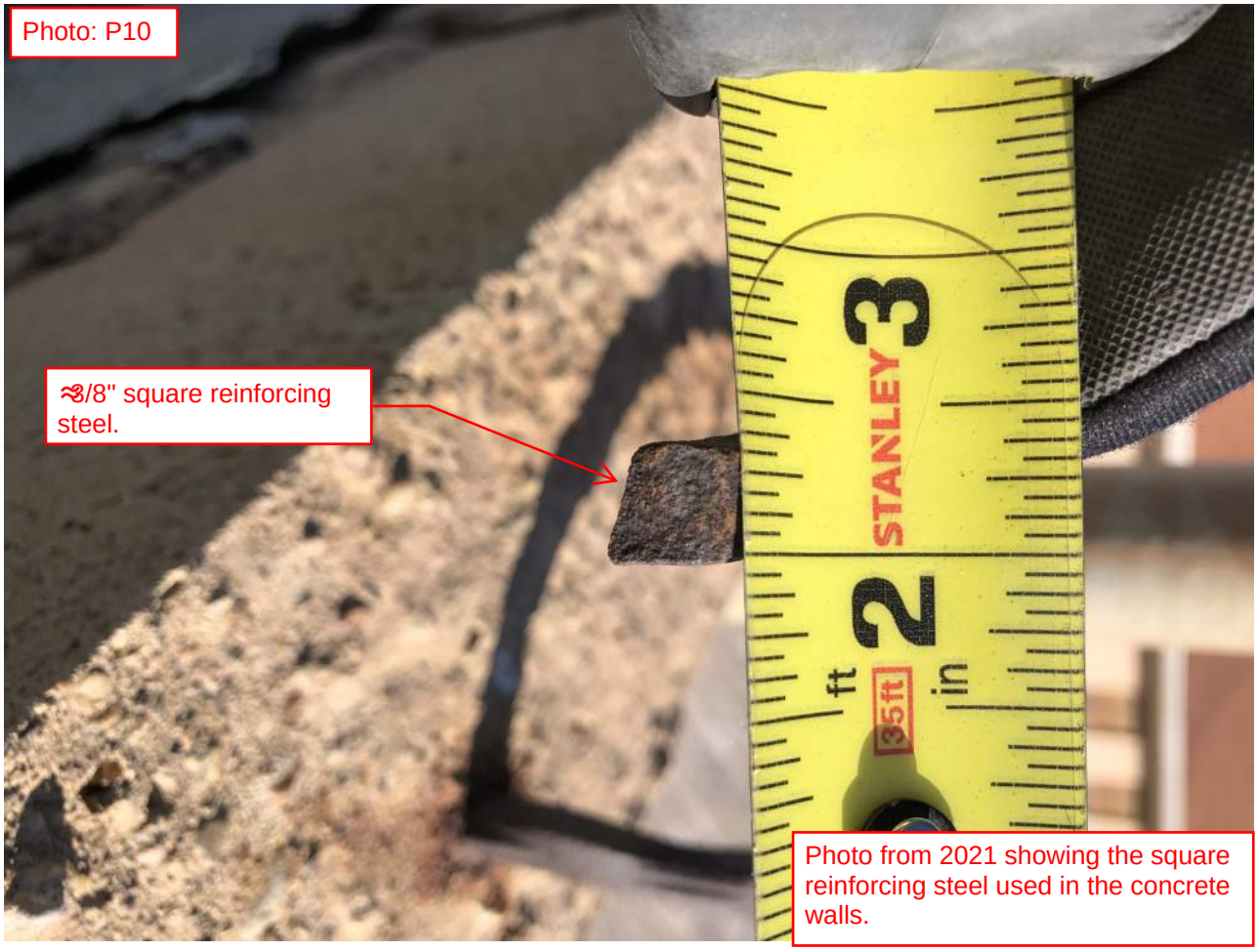


Photo from 2021 showing the square reinforcing steel used in the concrete walls.

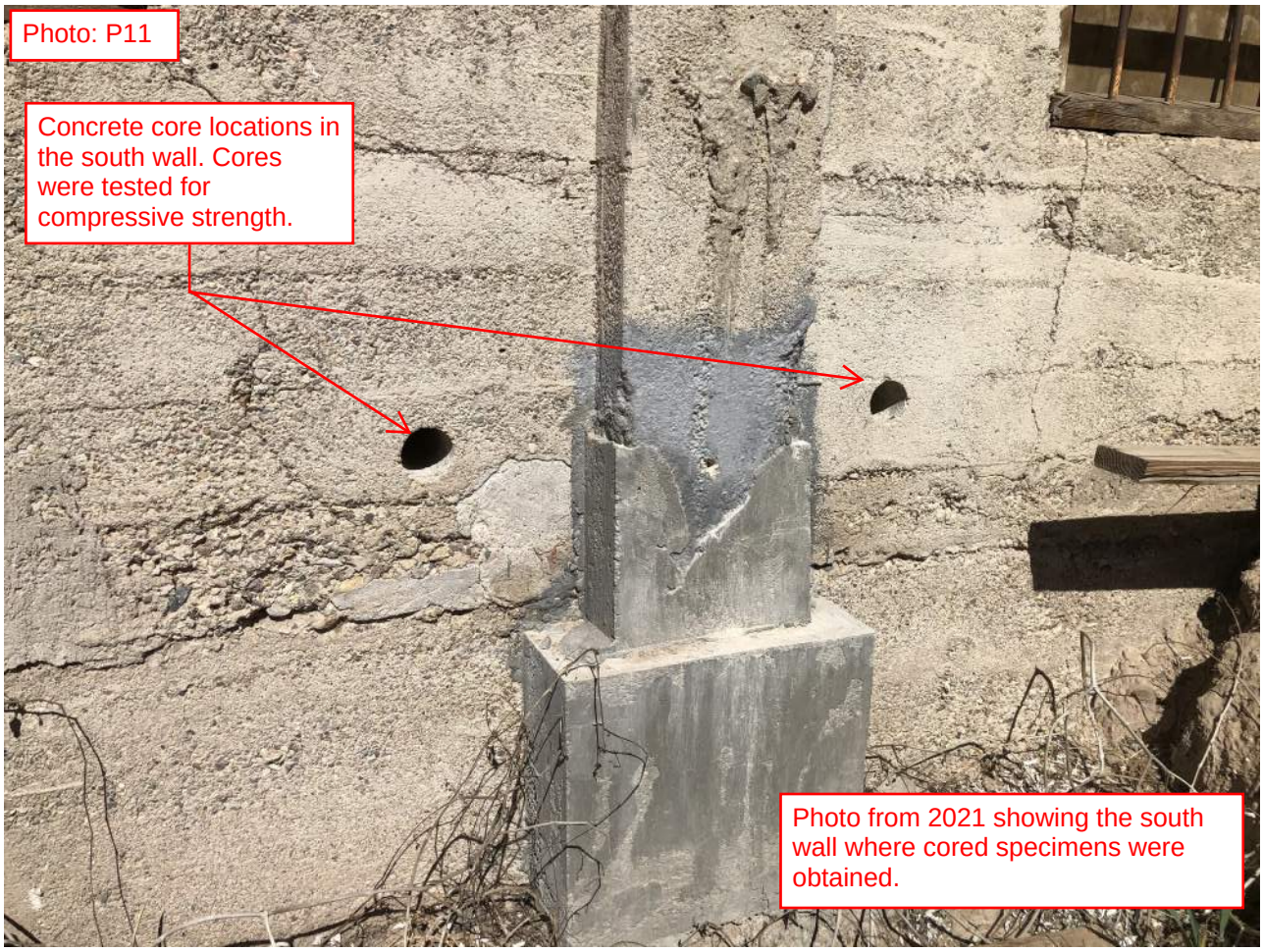


Photo: P11
Concrete core locations in the south wall. Cores were tested for compressive strength.
Photo from 2021 showing the south wall where cored specimens were obtained.

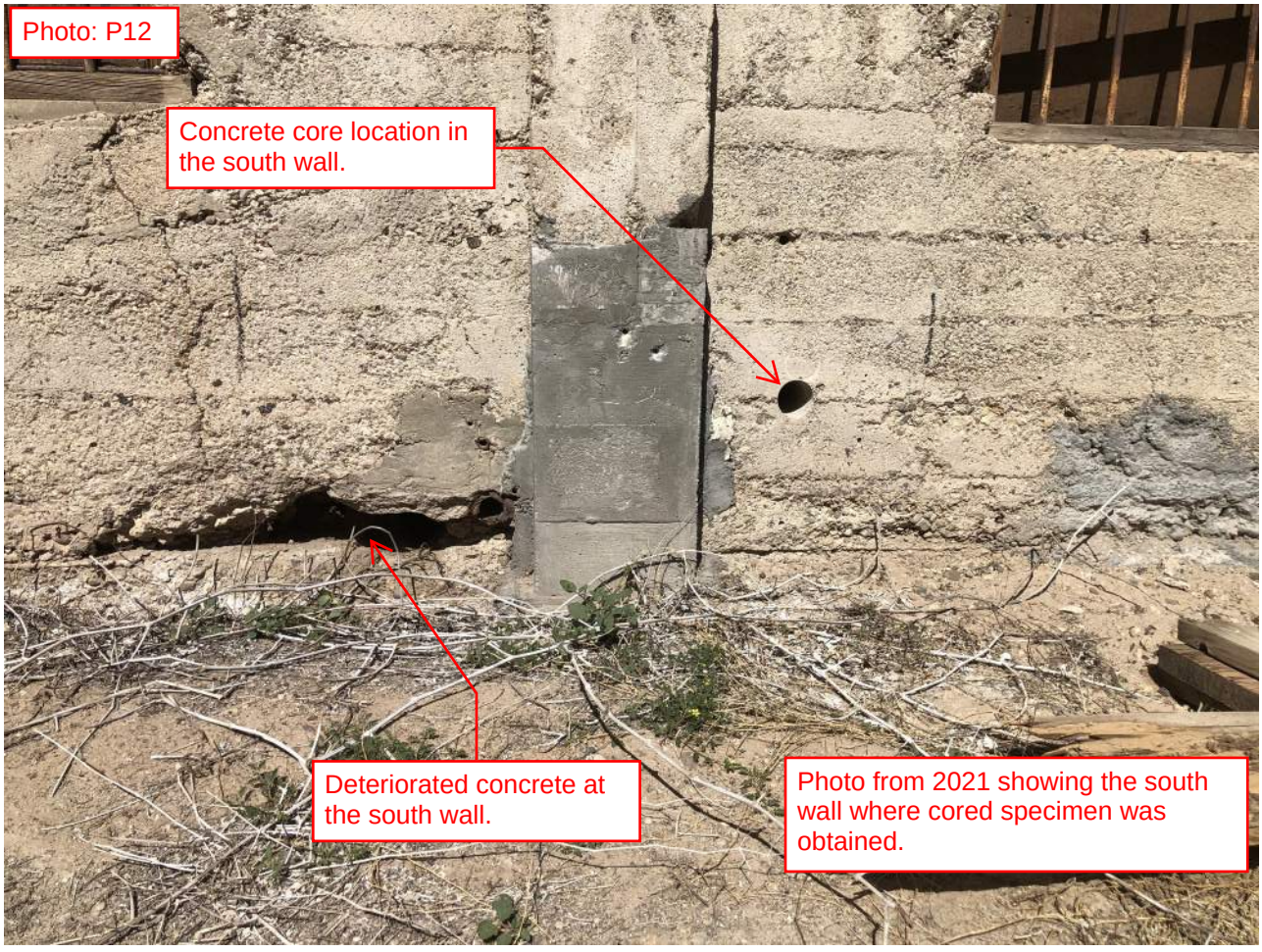


Photo: P12
Concrete core location in the south wall.
Deteriorated concrete at the south wall.
Photo from 2021 showing the south wall where cored specimen was obtained.

Photo: P13

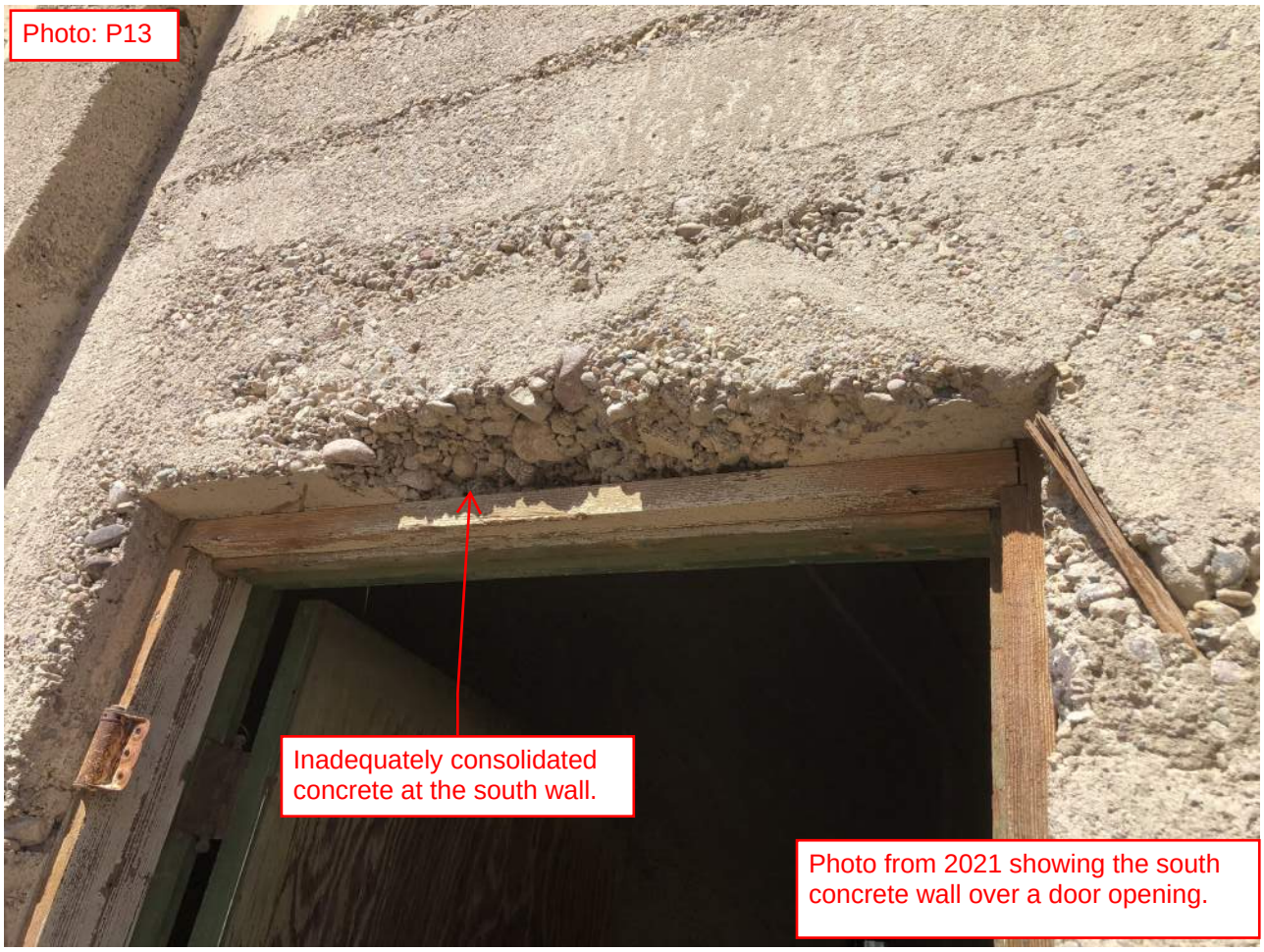


Photo from 2021 showing the south concrete wall over a door opening.

Photo: P14

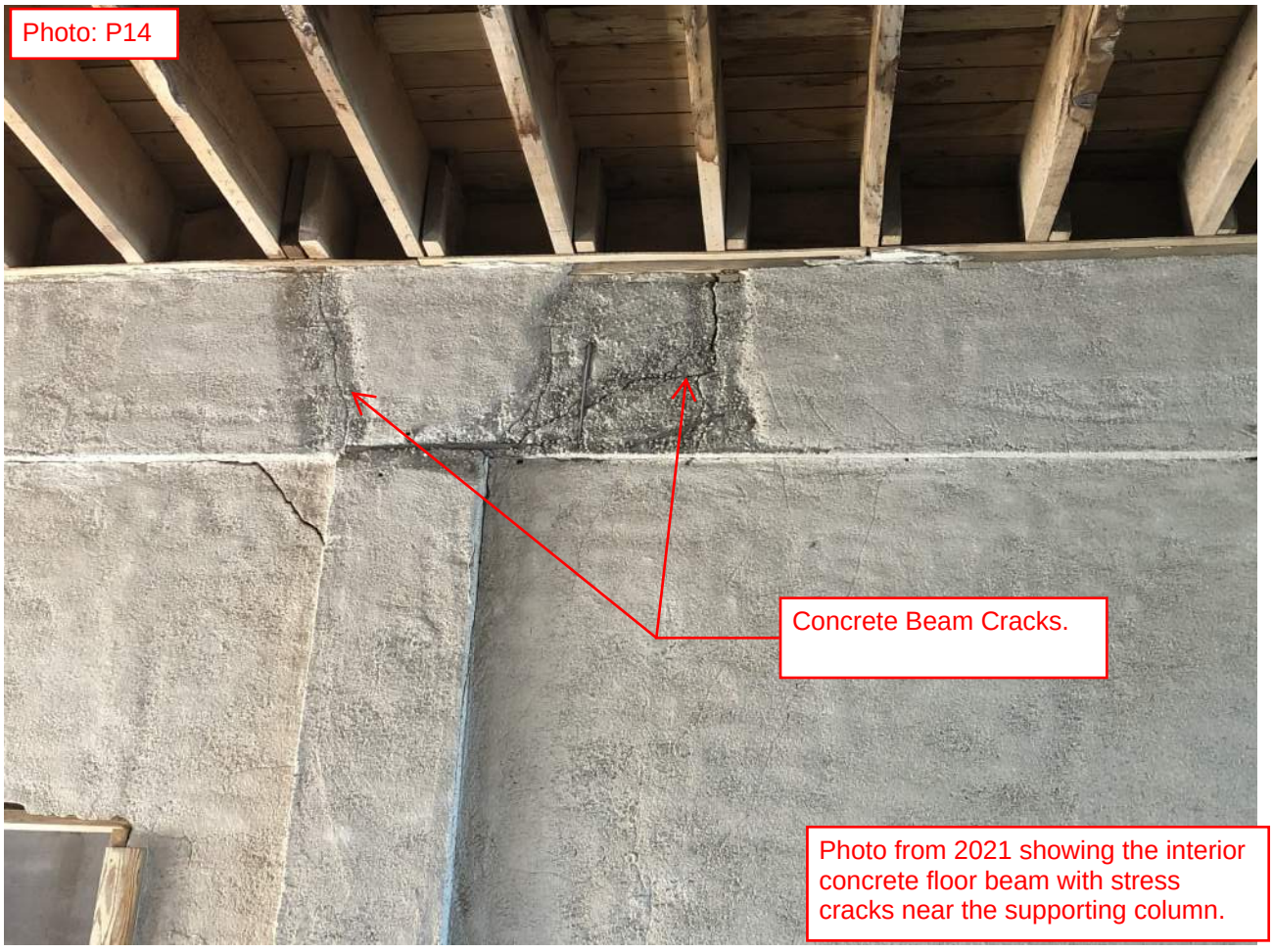


Photo from 2021 showing the interior concrete floor beam with stress cracks near the supporting column.

Photo: P15

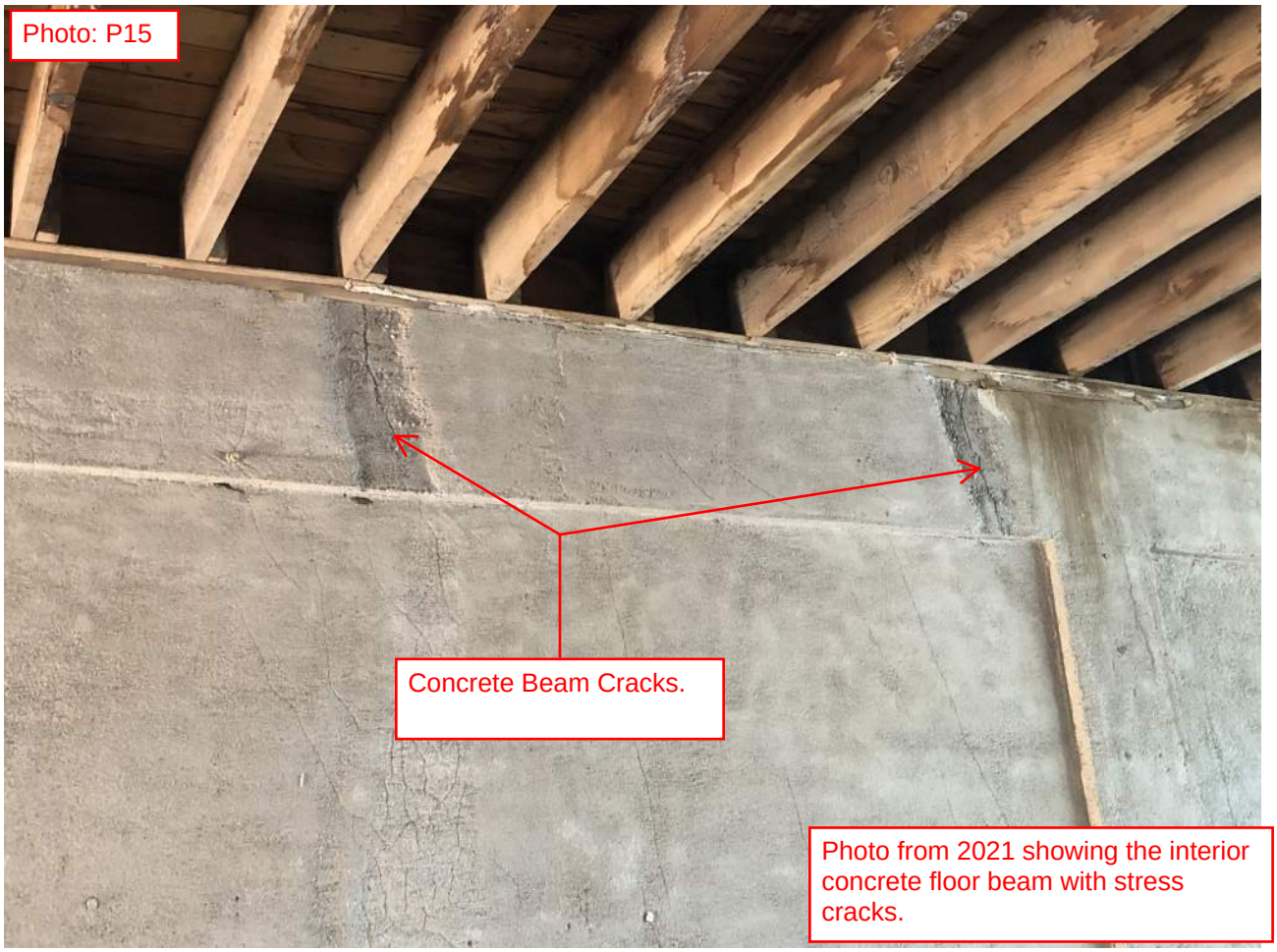


Photo from 2021 showing the interior concrete floor beam with stress cracks.

Photo: P16

Photo from 2021 showing the interior unreinforced brick masonry wall.

Photo: P17

Photo from 2021 showing the east half of the north elevation

Photo: P18

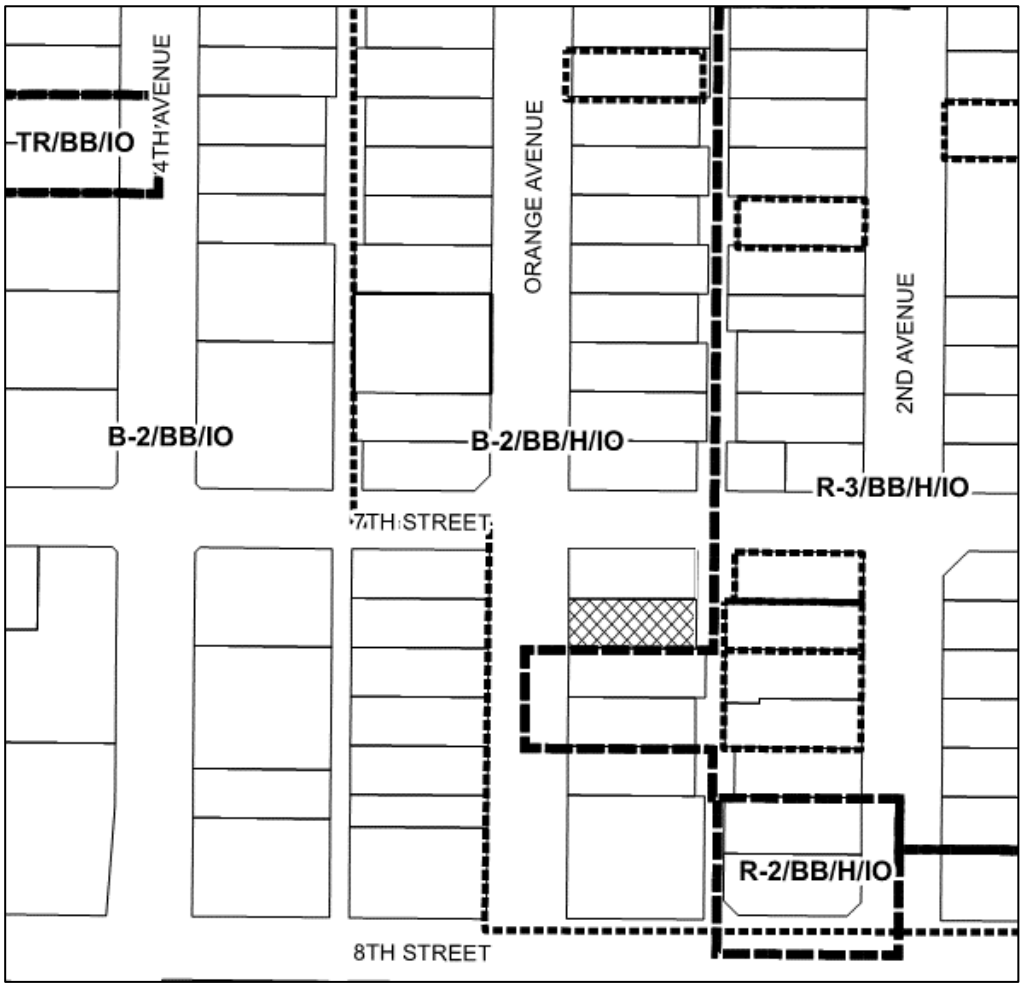
Photo from 2021 showing the west half of the north elevation

STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-34909-2021
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: May 12, 2021 **Case Number:** DHRC-34909-2021

Project Description/Location: This is a request by Carmela Sheik, to remodel the exterior of the existing home, located at 721 S. Orange Avenue, in the Century Heights Conservancy Residential Historic District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Century Heights Conservancy Residential Historic District
Parcel Number:	633-59-138
Historic Listing Status:	None
Address:	721 S. Orange Avenue
Property Owner: Property Owner's Agent	Carmela Sheik
Zoning of the Site:	B-2/H/B&B/IO
Existing Land Use(s) on the Site:	Existing Single-Family Home
Surrounding Zoning and Land Uses:	
❍ North:	B-2/H/B&B/IO (residence)
❍ South:	R-3/H/B&B/IO (residence)
❍ East:	R-3/H/B&B/IO (residence)
❍ West	B-2/H/B&B/IO (parking lot)
Related Actions or Cases:	None
Land Division Status:	Parcel is a legal lot of record.
Flood Plain Designation:	Zone X

Description of Proposed Project / Background / Use:

The existing 1,600 square foot home was built in 1942. Over many decades it has lost some of its original character. Presently parts of the eaves and the prominent chimney retain some evidence of the original quality. The applicant proposes: moving the front door to the actual front of the house; add a front porch awning; reconfigure many of the other doors; and install windows in different locations.

The applicant states:

> "We are respectfully requesting your approval of our exterior remodel at 721 Orange Ave. The house is in desperate need of curb appeal so we are proposing to add a front porch entrance with white railings, replace the existing broke windows (not original to the home) with new energy efficient - grid style, and replace the current exterior doors (only 1 original remaining) with fiberglass craftsman style doors. The home's current siding is in disrepair so we would like to stucco the entire house with a warm, yellow pastel color called Chablis.
>
> "In summary, the theme of the home will be 'Cottage Craftsman.' We are excited to bring this property back to life and add some historic charm to the neighborhood."

Staff Analysis:

This home is situated on the property and is of a similar massing and size as neighboring homes. The Secretary of the Interior's Standards encourage new construction (or in this case- a remodeling with a new look) to fit in with, and not overpower surrounding existing historic properties.

Staff Recommendation: Staff recommends **APPROVAL** of the request to remodel the exterior of the existing home, located at 721 S. Orange Avenue, in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** DHRC-34909-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the request, the Design and Historic Review Commission is authorizing the request by Carmela Sheik to remodel the exterior of the existing home, located at 721 S. Orange Avenue, in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: 04/29/2021

Final staff report delivered to applicant on: 05/04/2021

X	Applicant agreed with all of the conditions of approval on: 04/29/2021
	Applicant did not agree with the following conditions of approval: (list #'s)
	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments:

A. Conditions of Approval
B. Aerial Site Plan
C. Site Photos
D. Colors/Materials
E. Elevation Concepts

Prepared By: Date: 4/29/21
Robert M. Blevins,
Principal Planner Robert.Blevins@yumaaz.gov (928) 373-5189

Approved By: Date: 05/03/2021
Alyssa Linville,
Assistant Director Community Development

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Community Development Comments: Alyssa Linville, Assistant Director Community Development Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.

2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Bob Blevins, Principal Planner (928) 373-5189

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
Aerial Site Plan

ATTACHMENT C
Site Photos

ATTACHMENT D
Colors/Materials

Chablis

ATTACHMENT E
Elevation Concepts